



MEMORANDUM **Transportation and Development – CC Memo No. 13-073**

DATE: JULY 11, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: LUP13-0004 MAX & TED’S 480

Request: Liquor Use Permit approval to sell liquor for on-premise consumption and live music indoors at an existing bar under a Series 6 Bar License

Location: 480 North Arizona Avenue
South of the southwest corner of Oakland Street and Arizona Avenue

Applicant: Ted W. Smith

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval, subject to conditions.

BACKGROUND

The subject site is located south of the southwest corner of Oakland Street and Arizona Avenue. The surrounding businesses include: Coyotes Bar to the east, Redwood Motel to the south, and apartments to the north and west. The nearest single family neighborhood is Hoy Homes, to the northwest. Chandler High School is approximately 500 feet south of the site.

The Liquor Use Permit approved in 1999 did not impose a time condition; however, a condition of approval stated that any change of bar operator required Use Permit re-application. The current request is two-fold, one is due to the new ownership and the second is to add live music to the bar’s operation.

July 11, 2013

The bar is an existing business and has been in operation since 1961. Since it was established, the business name and ownership has changed several times. The bar is under new ownership as of April 2013.

The subject business is approximately 2,600 square feet in floor area on a lot of approximately 11,250 square feet. The bar has 64 seats, including bar stools and chairs, and eight tables. The bar has five employees plus the owner/operator. Business hours are from 10 a.m. to 2 a.m., Monday through Saturday, and from noon until 2 a.m. on Sunday.

The business currently operates with four pool tables, 12 televisions, and a juke box. Karaoke, pool tournaments, and pool leagues also take place. The new owner requests to include live music once a month on Saturday nights. There is no proposal for an interior stage or expanded floor area.

The proposed live music would occur on the first Saturday of each month starting at 9 p.m. and ending at 1 a.m. The live music will occur indoors only and be located where pool tables are normally placed. Two conditions addressing any potential noise concerns have been added as conditions of approval. Planning Staff recommends a one-year time limit to allow evaluation of neighborhood compatibility under the new ownership.

A Series 6 Bar License allows a bar retailer to sell and serve spirituous liquors to be consumed on the premises and in the original container for consumption on or off the premises. Under a Series 6 Bar License, the establishment does not have a requirement for percentage of food versus alcohol sales.

DISCUSSION

Planning Staff supports the request, finding that the bar with live music indoors is appropriate at this location if controlled so as to not unreasonably disturb the surrounding businesses and residents. There have been no complaints filed with the Police Department or opposition during the neighborhood meeting and public notification processes.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 30, 2013, at the Downtown Chandler Community Center. One neighbor attended; however, their concerns were not on the subject business, rather the concerns focused on an establishment across the street.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Planning Staff has received one phone call followed by an email concerning parking.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

The item remained on the consent agenda, however, a rental property owner who previously called and sent an email, see attached, wished to comment on the application. The concerns raised were related to parking availability in the neighborhood and how business patrons use all the parking along Arizona Avenue.

The new bar owner was pro-active and made an agreement with a tire business, located on the same block, to utilize their parking lot for overflow parking. The agreement was made at the time the bar came under new ownership in April 2013, well in advance of the concerns noted at Planning Commission. The parking agreement allows bar patrons to use the tire business's parking lot in the evening on any day of the week. Additionally, the bar owner indicates he monitors on-site parking and when the lot is nearing capacity, a movable sign notifying patrons of the additional parking is placed outdoors. Moreover, the property exceeds parking requirements by three spaces, 16 spaces are required, and 19 spaces are provided.

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of LUP13-0004 MAX & TED'S 480 for one year subject to the following conditions:

1. The Use Permit granted is for a Series 6 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other location.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
5. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
6. No noise shall be emitted from the live entertainment occurring indoors that exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.
7. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to approve Liquor Use Permit, LUP13-0004 MAX & TED'S 480, subject to the conditions recommended by Planning Commission and Planning Staff.

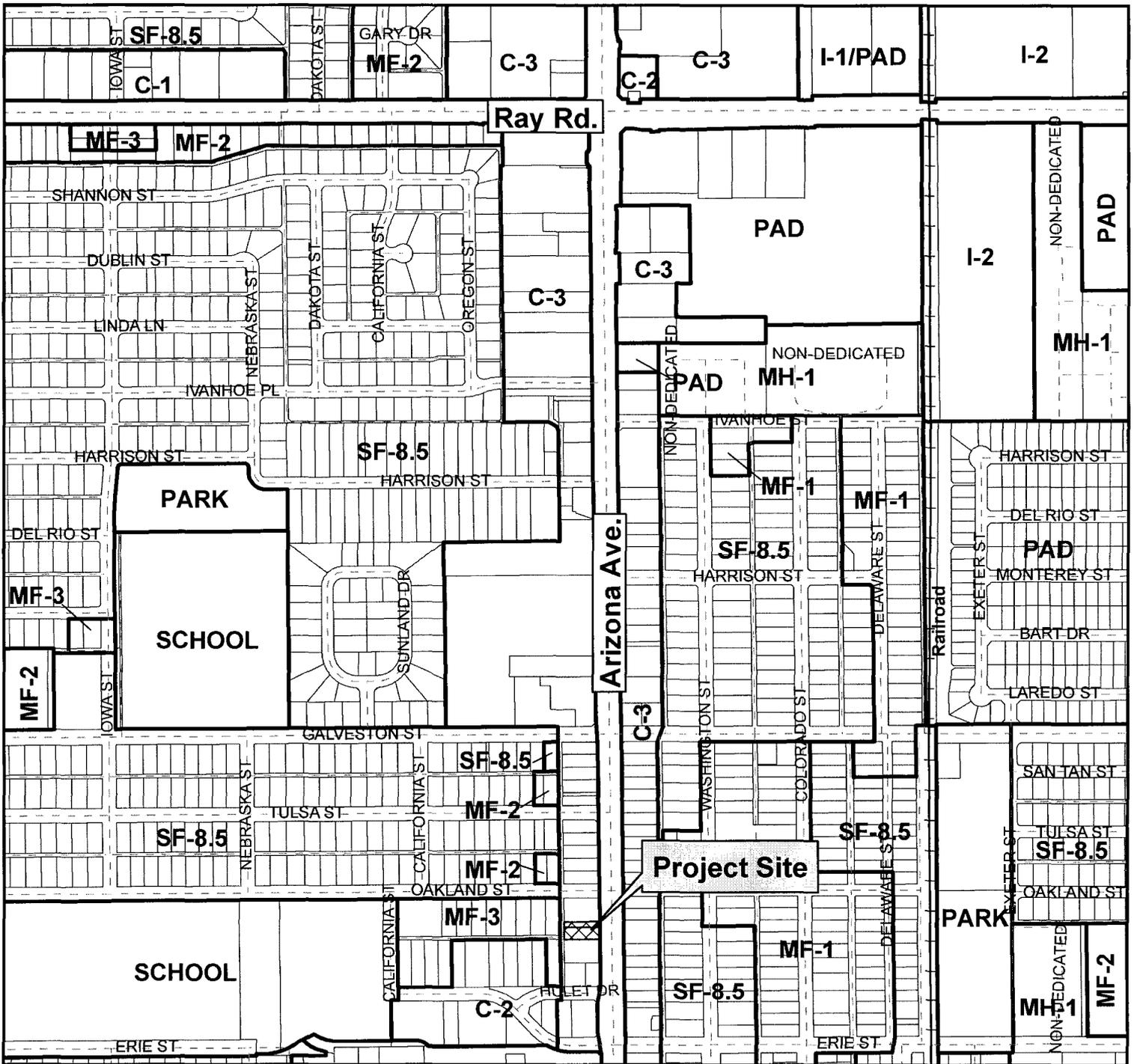
CC Memo No. 13-073

Page 4

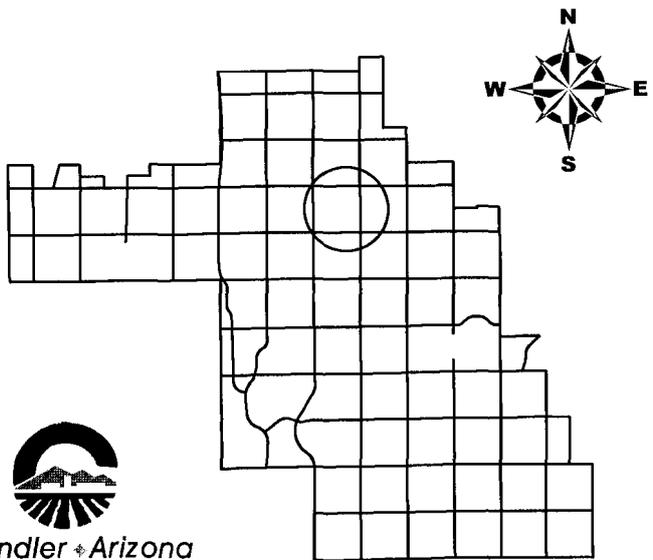
July 11, 2013

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative
5. Neighborhood Correspondence

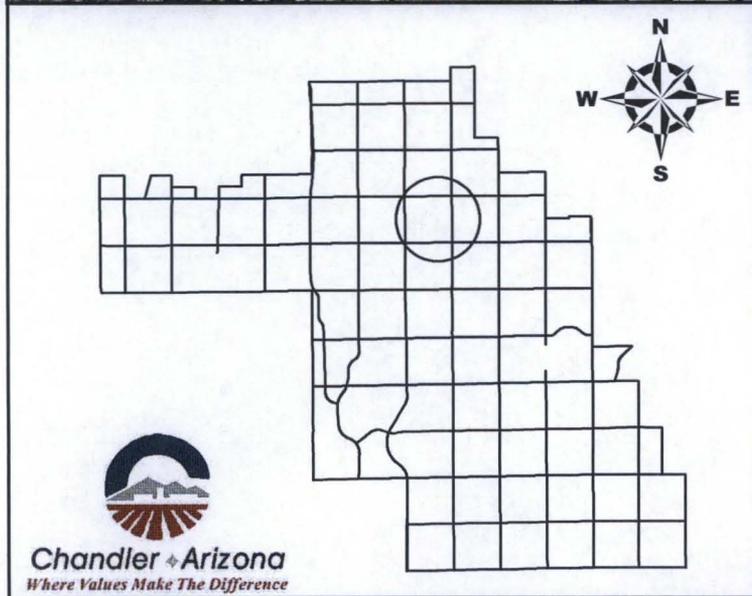
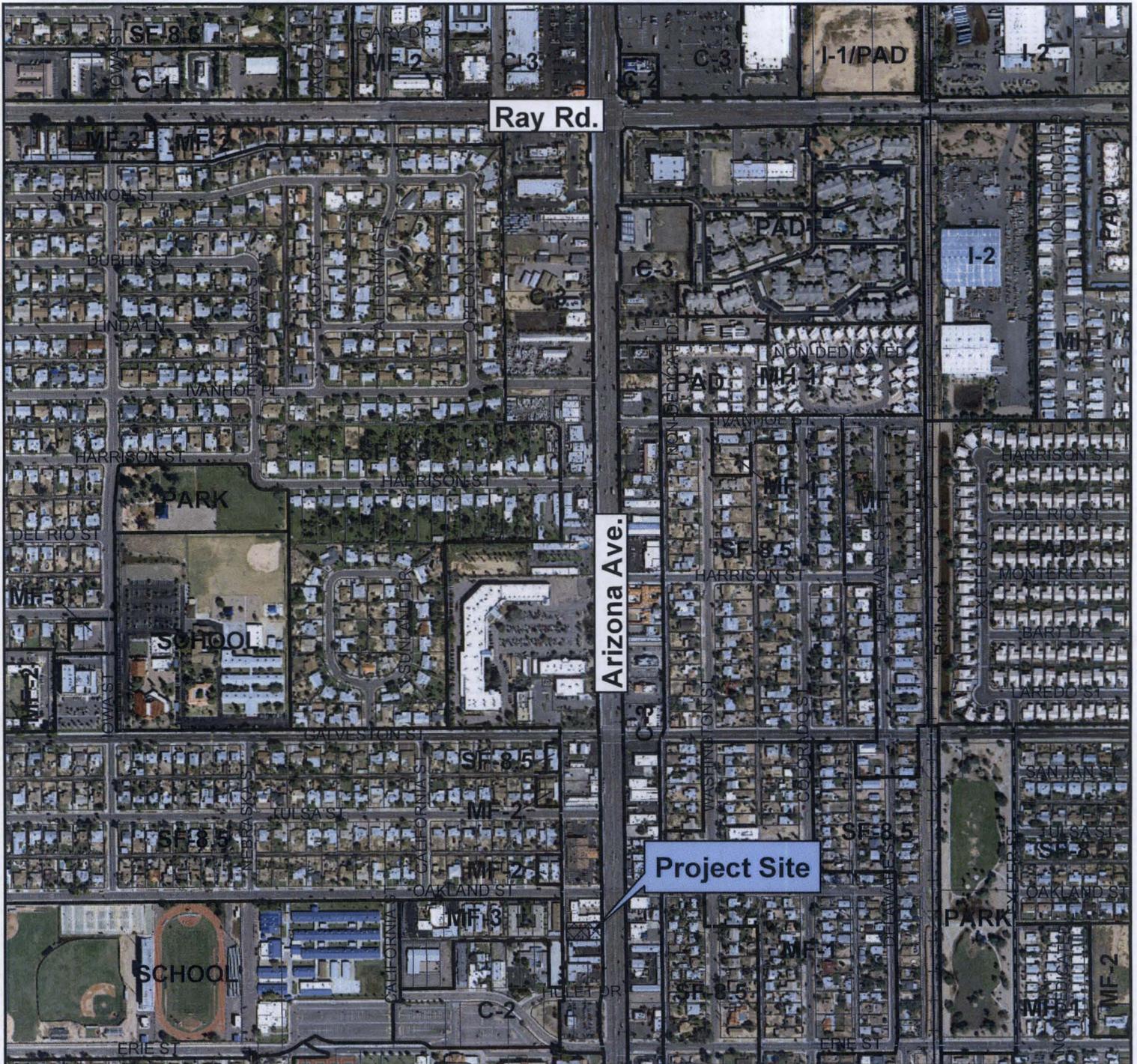


Vicinity Map



LUP13-0004

**Max & Ted's 480
Liquor Use Permit**



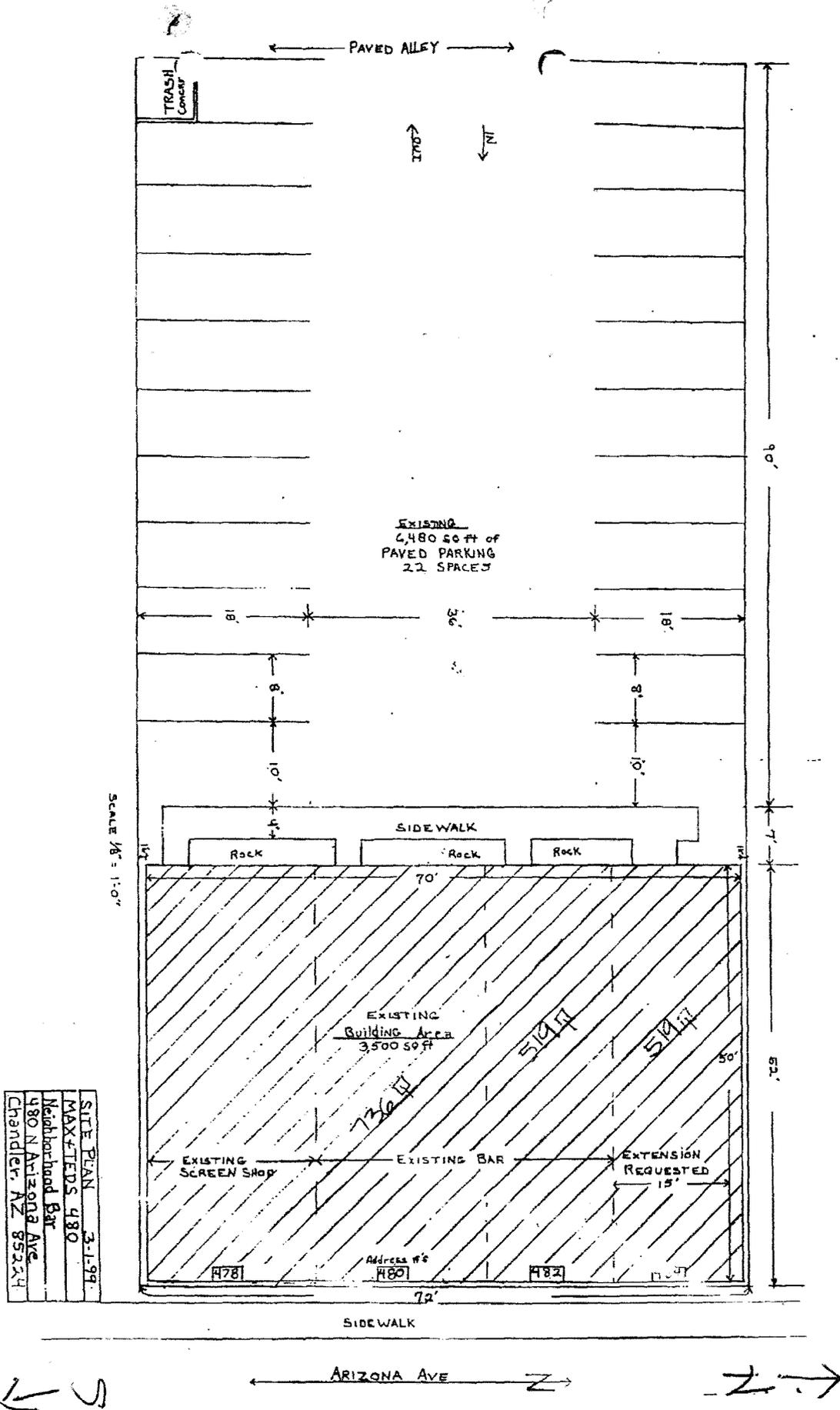
Vicinity Map



LUP13-0004

**Max & Ted's 480
Liquor Use Permit**

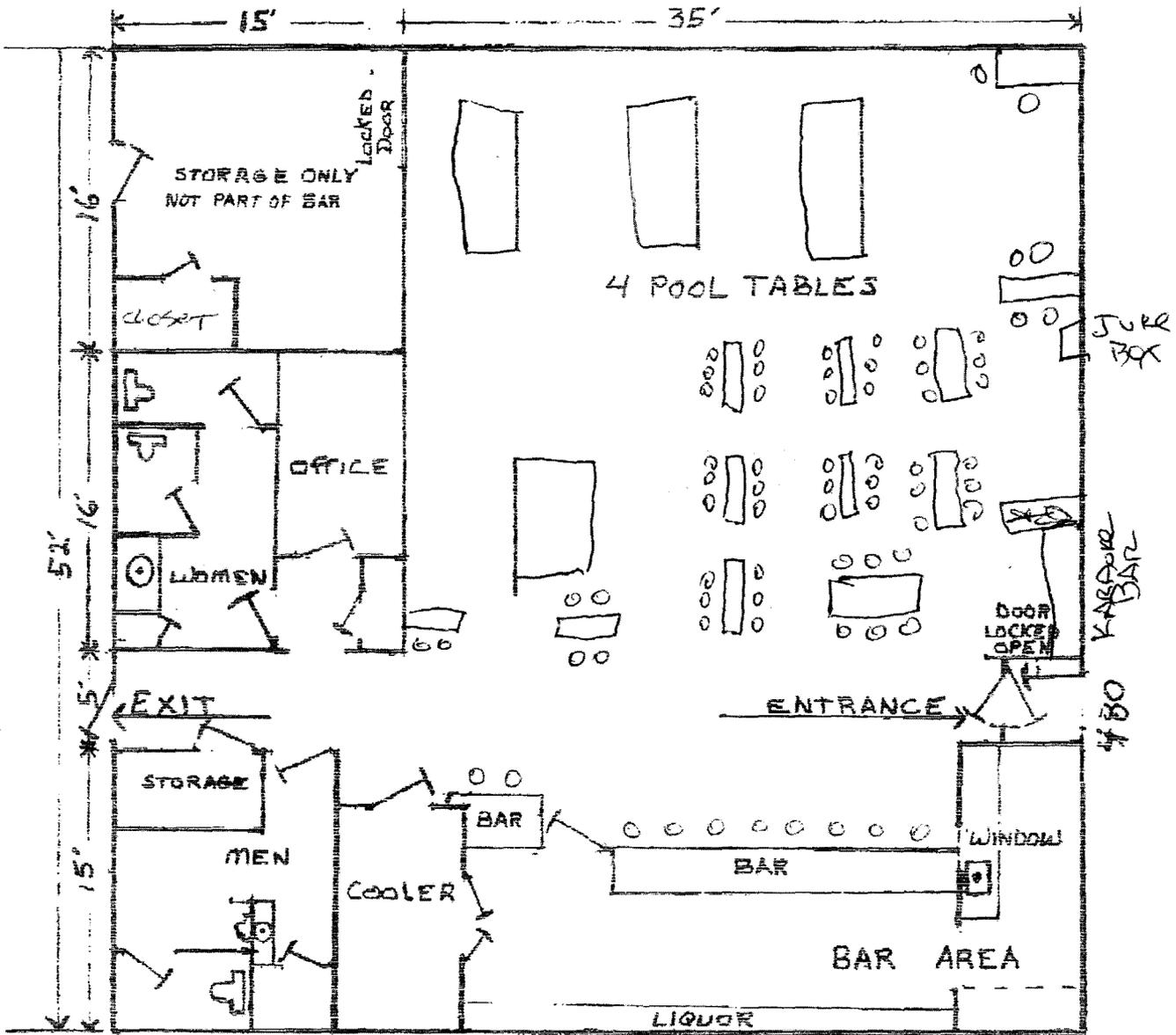




SITE PLAN
 MAXTEDS 480 3-1-99
 Neighborhood Bar
 480 N Arizona Ave
 Chandler, AZ 85224

← S

→ Z



FLOOR PLAN	3-20-13
480 N ARIZONA AVE	
CHANDLER AZ 85225	
SCALE 1/8" = 1'-0"	
BAR # 480-899-2268	

April 5, 2013

To: City of Chandler
From: TWS Inc. dba Max and Teds 480
Ted W. Smith, President
480 N. Arizona Ave
Chandler, Arizona 85225

I am purchasing Max and Ted's 480, a neighborhood bar at 480 N. Arizona Ave. effective April 25, 2013. It is currently open and running at that address, owned by Roy and Dottie Maxted. They have been the owners for 17 years. It has a class 6 license that I am purchasing along with the property and the business. It sells liquor, beer, and wine. It also has a small menu of fried foods, i.e. wings, jalapeno poppers, French fries, etc. It is open from 10 A.M. till 2 A.M. Monday through Saturday, and Noon till 2 A.M. on Sunday. It has 5 employees plus myself as the owner/operator. The only change from the current operation is that I would like to have live music 1 time a month on a Saturday night. I would like to do the live music on the first Saturday of each month, starting at 9:00 P.M. and ending at 1:00 A.M. Other than that it will be operated just like the current owners do, with 4 pool tables, 12 televisions, Karaoke, pool tournaments, and pool leagues. There is also a Juke Box that has 4 speakers. The building is 2600 Sq. Feet (see attached floor plan). The lot is appx 11,250 sq. feet. There is no outside patio, but there is a bench outside the back of the building for customers to sit on while they smoke. The bar has 64 stools and chairs and 8 tables, with a max capacity of 100 patrons. There is limited parking in front, with most of the parking in the parking lot off the alley in the back of the building. That is enough space for 22 vehicles. This is no change and has been the same for appx. 50 years.

As I stated earlier, I plan on no changes to the existing format with the exception of having live music one time a month on a Saturday night. I will accommodate that by moving two of the pool tables to the storage room (see floor plan), and putting one other table against the wall. This will open an area for both the band to play, and for patrons to dance.

Thank You for your Time and consideration:

Ted W. Smith

President: TWS inc. dba Max and Ted's 480

602-620-9023

LUP13-0004 Max & Teds 480

[REDACTED]
to:
susan.fiala
06/16/2013 10:16 AM
Hide Details
From: "[REDACTED]" <[REDACTED]@hotmail.com>

To: <susan.fiala@chandleraz.gov>

History: This message has been replied to.
Hello Susan,

Thanks for returning my phone call.

As we discussed by phone, adding one more activity to this business will collapse the residential area parking availability. As an example, I take what is happening with the other business across this bar. At night, the patrons use the parking lot belongs to the Mercado Plaza del Sol. when they come back to get their cars, become noisy, loudly and sometimes fighting and doing drugs. Also over the Arizona Ave all parking spaces are occupied.

I have drove many times at night, and I observed that my tenants complains have fundamentals. Adding another activity to the bar, I foresee could be happen in the adjacent streets, taking the parking spaces on Oakland and drunk people roaming around places where families live. Also the alley located behind the businesses, will come a through street.

I have every week complain from my tenants, this type of situation occurs everynight. Some of them already moved out, because of these problems.

There are already enough places where the people can be entrained in Chandler down town.

if you want to discuss further, you can call at [REDACTED] [W] or to [REDACTED] [C]

sincerely,.

[REDACTED]